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Minutes  
Workshop Meeting  
April 21, 2015

Present: Mayor Kenneth Neilson, Councilmen Garth Nisson, Kress Staheli, Ronald Truman, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, City Recorder Danice Bulloch, Administrative Services Manager Kimberly Ruesch, Public Works Director Mike Shaw, Parks Superintendent Dave Jordan, Golf Pro Nick Neely, Police Chief Jim Keith, Audience: John Steidaman, Carol Steidaman

Excused: Councilman Thad Seegmiller

Meeting commenced at 6:30 P.M.

**1. Approval of the Agenda.**

*Councilman Truman made a motion to approve the agenda. Councilman Turek seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**2. Discussion and review of budgetary and finance items. Kimberly Ruesch, Administrative Services Manager**

Administrative Services Manager Kimberly Ruesch asked if Council had any follow-up questions from the previous budget review. She then reviewed the timetable for adoption of the final budget.

City Manager Roger Carter reviewed the funding for the HSA option for health insurance coverage.

Councilman Truman asked if there is a concern of an employee taking the money after year one, and moving back to the traditional plan.

City Manager Carter stated it is a possibility. However, the money would be theirs to do with as

they wish. He feels there will be several employees who will take advantage of the HSA, which will help stabilize our health coverage.

Councilman Staheli commented he would like to keep focused on the RAP Tax revenue. He is interested in the amount Washington City may receive along with projects, which would be allowed for usage of the money.

Administrative Services Manager Ruesch stated she is not certain of the dollar amount. However, once it is made available, she would discuss with Council the best way to allocate the money.

Administrative Services Manager Ruesch reviewed the Golf Course finances with the Council, and a review as submitted by the State Auditor's Office.

Councilman Staheli asked what type of fund the Golf Course runs on, as well as the Community Center.

Administrative Services Manager Ruesch explained the Golf Course runs as an Enterprise Fund. The Community Center is a Special Revenue Fund.

Councilman Staheli asked for clarification on the Enterprise Fund and Special Revenue Fund.

Administrative Services Manager Ruesch explained the Enterprise Fund as well as the Special Revenue Fund regulations.

Councilman Truman stated he would like to see the Buena Vista property sold, and then pay off the Golf Course deficit.

Administrative Services Manager Ruesch reviewed the options to pay off the deficit of the Golf Course from previous years, which is being required by the State.

City Manager Carter reviewed what would be entailed with an operating transfer if Council wishes do so in order to pay off the Golf Course deficit.

Councilman Staheli stated he would be interested in using the operating transfer from the sewer fund in order to pay back the Golf Course deficit. He does not feel like he would be supportive of selling the property.

City Manager Carter clarified they can not continue to have a deficit in the Golf Course. Therefore, if Council would prefer to have an operating transfer, it would have to be done each year.

Administrative Services Manager Ruesch explained the options in further detail with regard to the fund balance.

Councilman Staheli asked if the Golf Course could be changed to a Special Revenue Fund.

Administrative Services Manager Ruesch stated she is not certain if the Golf Course meets the requirements of a Special Revenue Fund. She could discuss it with the State Auditors Office. Regardless, the operating transfer situation would be the same.

Councilman Staheli asked for clarification on the deprecation of the Golf Course as well as how much the Golf Course costs to run.

Administrative Services Manager Ruesch explained the State requirements for depreciation with Council.

Councilman Truman stated he would respectfully disagree with Councilman Staheli. He would prefer to sell the property. If Washington City has an asset, which can be liquidated to assist in this deficit, then it should be sold, and used to pay off the debt. This would get the Golf Course moving in the right direction.

Councilman Staheli stated the City property was sold in the Green Springs area, which was originally part of the Golf Course. That's money was used to build a Community Center, the problem was already in existence, and not taken care of.

City Manager Carter stated a 2 million dollar note was paid off before anything else. The remaining balance was then used for the Community Center. The Community Center was a decision made by the Council at that time.

Councilman Turek stated the situation was not an issue at the time with the Golf Course.

City Manager Carter stated the Golf Course was very near breaking even each year at the time. Unfortunately, the recession hit the community, and the usage never came back completely.

Councilman Staheli stated he cannot differentiate the importance between the Golf Course, Community Center, Parks and Trails.

City Manager Carter stated knowing what we know today, he feels the Golf Course would be structured differently in order to take care of these issues.

Councilman Staheli stated none of these options are easy, and he has a hard time understanding why Golf Course land was sold for millions of dollars to build a Community Center rather than paying off these debts.

City Manager Carter agreed none of the options to payoff the deficit are easy. However, selling the Buena Vista parcel is certainly the most financially feasible option.

Councilman Turek asked if the repayment to the sewer fund is put in place, does it buy time for repayment to the general fund.

Administrative Services Manager Ruesch reviewed the repayment scenario.

Council and staff discussed the options for funding the Golf Course.

Administrative Services Manager Ruesch stated if Council determines they want to use the Sewer Fund to repay the Golf Course, there is still enough money in the Sewer Fund.

Public Works Director Mike Shaw explained the Sewer Capital Facilities Plan is 6 years old. They are currently working on an upgraded to the Capital Facilities Plan. However, even with the upgraded plan, he anticipates seeing a reduction in the sewer rates even without the repayment of the money.

City Manager Carter stated we know there are pressures in the years to come on the general fund. Therefore, we do not like to deplete the fund balance completely if at all possible.

Administrative Services Manager Ruesch noted Council would prefer to go forward with option 7, which has been submitted to Council in the form of using sewer funds for the repayment of the deficit.

### **3. Discussion and review of proposed Shade Tree Ordinance. Jeff Starkey, City Attorney**

Councilman Jeff Turek stated this ordinance has been in the works for the past 8 to 9 months. We are finally in a position to bring the document to Council for review.

City Attorney Jeff Starkey explained Tree City USA is a nice reflection of your City. Dave Jordan was given the lead role in putting together a committee, which would make this a nice added touch to our community.

Park Superintendent Dave Jordan he appreciates the concern, which has been put into the aesthetics of Washington City especially along Telegraph. It is a natural transition for Washington City to become Tree City USA. He listed the committee members, who have been very involved in this writing of this ordinance. He reviewed the proposed Ordinance with the Council.

City Attorney Starkey stated the committee found they wanted to avoid forcing too much on residents.

Council members discussed the proposed ordinance.

Councilman Turek stated the purpose of the meeting this evening is for Council to have the opportunity to review the ordinance and give input, prior to coming before Council for approval.

Councilman Truman asked what the Tree City USA designation do for Washington City.

Mayor Kenneth Neilson stated it gives us the status of a tree friendly City.

Councilman Turek explained part of the purpose of a Tree City is to provide education on planting appropriate trees, and the necessity of actually having trees in our community.

City Attorney Starkey commented a benefit of this ordinance would bring consistency for landscape plans when submitted with a development.

Parks Superintendent stated if there are any questions or concerns he would make those changes or adjustments, and forward the final draft on to City Attorney Starkey.

City Attorney Starkey commented part of this ordinance would be to make sure our local nurseries can provide the agreed upon trees.

#### 4. Adjournment

*Councilman Turek made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

*Meeting adjourned at 7:58 P.M.*

Passed and approved this 13th day of May 2015.


Attest by:



Danice B. Bulloch, CMC  
City Recorder



Washington City

  
Kenneth F. Neilson, Mayor